063.0	0004	0016.A	1 of 2	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,300 / 1,052,700
					USE VALUE:	991,300 / 1,052,700
					ASSESSED:	991,300 / 1,052,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-40	WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES KEVIN J & J THOMAS/ TRS
Owner 2:	CC&C OF ARLINGTON NOMINEE TRUS
Owner 3:	
Street 1:	429 CHURCH ST
Street 2:	PO BOX 51687
Twn/City:	NEW BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02745 Type:

PREVIOUS OWNER

Owner 1:	M & K ARLINGTON REALTY LLC -
Owner 2:	-
Street 1:	41 LIBERTY ST
Twn/City:	QUINCY
St/Prov:	MA Cntry:
Postal:	02174

NARRATIVE DESCRIPTION

This parcel contains 8,694 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1908, having primarily Conc. Block Exterior and 3090 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	8694.000	103,400	59,500	828,400	991,300
Total Card	0.200	103,400	59,500	828,400	991,300
Total Parcel	0.200	164,800	59,500	828,400	1,052,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.81 | /Parcel: 217.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40994
GIS Ref:
GIS Ref:
Insp Date: 10/20/18

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	166,900	59500	8,694.	814,000	1,040,400	1,040,400	Year End Roll	12/18/2019
2019	316	FV	154,200	61000	8,694.	766,200	981,400	981,400	Year End Roll	1/3/2019
2018	316	FV	154,200	61000	8,694.	670,400	885,600	885,600	Year End Roll	12/20/2017
2017	316	FV	154,200	61000	8,694.	526,700	741,900	741,900	Year End Roll	1/3/2017
2016	316	FV	154,200	61000	8,694.	526,700	741,900	741,900	Year End	1/4/2016
2015	316	FV	141,400	61900	8,694.	478,800	682,100	682,100	Year End Roll	12/11/2014
2014	316	FV	141,400	61900	8,694.	478,800	682,100	682,100	Year End Roll	12/16/2013
2013	316	FV	141,400	61900	8,694.	478,800	682,100	682,100		12/13/2012

!5519!

PRINT

Date	Time
12/10/20	20:24:03

LAST REV

Date	Time
10/09/19	15:52:23
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5519

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
M & K ARLINGTON	1400-67		6/2/2011		725,000	No	No		
40 WATER ST LLC	1343-34		8/22/2007	Family	725,000	No	No		
RAMIREZ ROBERT	1299-53		4/22/2005	Family	10	No	No		
RAMIREZ ROBERT/	1299-52		4/22/2005	Family	10	No	No		
LEAHY JOHN P TR	1262-75		12/19/2002	Family	1	No	No		
	1006-88		11/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2012	1600	Awnings	550	C				
11/15/2011	1443	Det. Gar	65,000					GAR ADDITION
9/8/2011	1099	Redo Bat	5,000					MENS ROOM ADDITION
8/23/2011	899	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
10/20/2018	MEAS&NOTICE	PH	Patrick H
4/6/2018	I & E Return	EMK	Ellen K
3/27/2017	I & E Return	MM	Mary M
4/1/2016	I & E Return	MM	Mary M
4/11/2013	Info Fm Prmt	MM	Mary M
4/26/2012	Info Fm Prmt	BR	B Rossignol
3/11/2009	Meas/Inspect	197	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		8694		Sq. Ft.	Site		0	43.25	2.20	CG									828,404						828,400	

Total AC/HA: 0.19959 | Total SF/SM: 8694 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM GD | Total: 828,404 | Spl Credit | Total: 828,400

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Good
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94556516
Adj $ / SQ:	52.195
Other Features:	5875
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	172412
Depreciation:	68965
Depreciated Total:	103447

COMMENTS

1900 / ARIEX SUPPLY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	1	

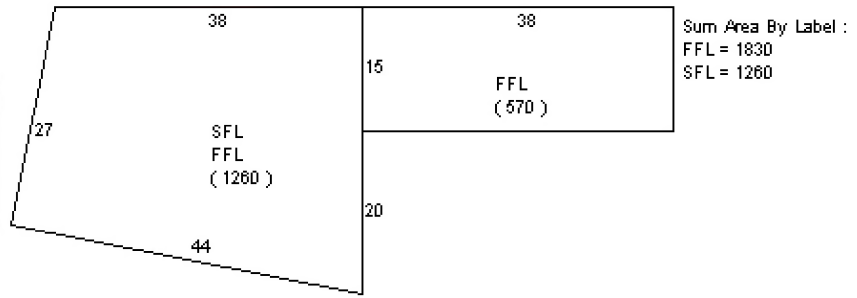
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	52.20
Special Features:	0	Val/Su Net:	33.46
Final Total:	103400	Val/Su SzAd	33.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,830	55.070	100,771
SFL	Second Floor	1,260	52.200	65,766
Net Sketched Area:		3,090	Total:	166,537
Size Ad	3090	Gross Are	3090	FinArea 3090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	5		
FFL	100	OFC	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0004-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	25X20	G	GD	2011	100.00	T	4.8	316			59,500			59,500
2	Frame Shed	D	Y	1	10X20	A	AV	2011	0.00	T	6.4	316						

Sample output to test PDF Combine only

More:	N	Total Yard Items:	59,500	Total Special Featues:		Total:	59,500

063.0	0004	0016.A	2 of 2	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	61,400 /	1,052,700
					USE VALUE:	61,400 /	1,052,700
					ASSESSED:	61,400 /	1,052,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES KEVIN J & J THOMAS/ TRS	
Owner 2:	CC&C OF ARLINGTON NOMINEE TRUS	
Owner 3:		
Street 1:	429 CHURCH ST	
Street 2:	PO BOX 51687	
Twn/City:	NEW BEDFORD	
St/Prov:	MA	Cntry:
Postal:	02745	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,694 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1908, having primarily Conc. Block Exterior and 1748 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	61,400			61,400
Total Card	0.000	61,400			61,400
Total Parcel	0.200	164,800	59,500	828,400	1,052,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 35.13 | /Parcel: 217.5

Legal Description

User Acct

40994

GIS Ref

GIS Ref

Insp Date

03/11/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID

063.0-0004-0016.A

!5519!

PRINT

Date	Time
12/10/20	20:24:06

LAST REV

Date	Time
01/26/19	12:29:46

apro

TAX DISTRICT

PAT ACCT.

5519

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2016	I & E Return	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
6/13/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	40994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		0		Sq. Ft.	Site		0	0.	0.00	CG																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM GD | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.95319653
Adj $ / SQ:	52.616
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	102251
Depreciation:	40901
Depreciated Total:	61351

COMMENTS

1900 / ARIEX SUPPLY CO INC.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

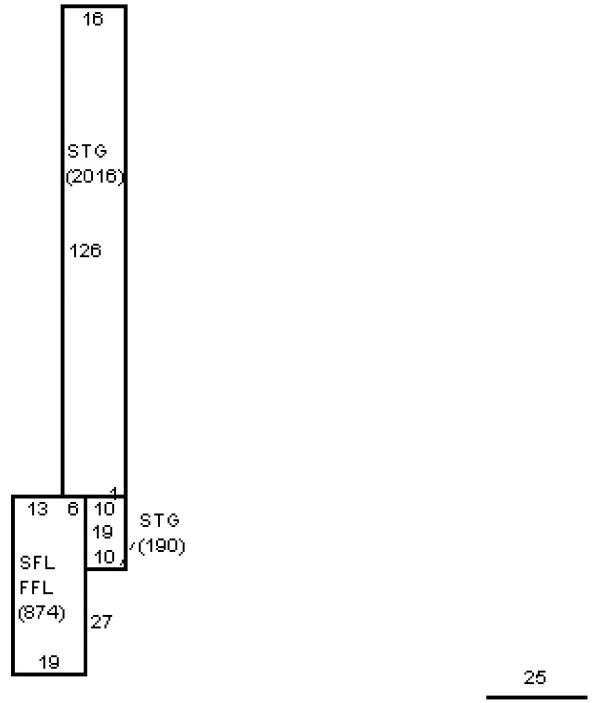
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	52.62
Special Features:	0	Val/Su Net:	15.53
Final Total:	61400	Val/Su SzAd	35.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
STG	Storage	2,206	5.810	12,807
FFL	First Floor	874	49.720	43,458
SFL	Second Floor	874	52.620	45,987

Net Sketched Area:	3,954			Total:	102,252
Size Ad	1748	Gross Are	3954	FinArea	1748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	25	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	